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Committee of the Whole Room • 1340 Coleman A. Young Municipal Center • (313) 224-3443 • Detroit, MI 48226

REVISED

“A QUORUM OF THE DETROIT CITY COUNCIL MAY BE PRESENT”

PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE

COUNCIL MEMBER JAMES TATE, CHAIRPERSON

COUNCIL MEMBER SCOTT BENSON, VICE CHAIRPERSON

COUNCIL MEMBER GABE LELAND, MEMBER

COUNCIL PRESIDENT BRENDA JONES, (EX-OFFICIO)

Ms. Cindy Golden

Assistant City Council Committee Clerk

THURSDAY, OCTOBER 11, 2018

10:00 A.M.

- A. ROLL CALL**
- B. APPROVAL OF MINUTES**
- C. PUBLIC COMMENT**
- D. 10:05 A.M. – PUBLIC HEARING – RE:** Establishment of the Ford Motor Company Neighborhood Enterprise Zone in the area of 2001 15th Street, Detroit, MI, in accordance with Public Act 147 of 1992. **(Taxing Units, Petitioner, Finance Department; Finance Department/Assessments Division, Housing and Revitalization and Planning and Development Departments, City Council’s Legislative Policy Division, Detroit Economic Growth Corporation)**
- E. 10:15 A.M. – PUBLIC HEARING – RE:** Ford Motor Company for the Establishment of an Obsolete Property Rehabilitation District including 2001 15th Street and 2231 Dalzelle Street in Corktown Area, in accordance with Public Act 146 of 2000. **(Taxing Units, Petitioner, Finance Department; Finance Department/Assessments Division, Housing and Revitalization and Planning and Development Departments, City Council’s Legislative Policy Division, Detroit Economic Growth Corporation)**

- F. **10:25 A.M. – PUBLIC HEARING – RE:** Establishment of a Commercial Rehabilitation District on behalf of Ford Motor Company (#473) in an area located within the Corktown Neighborhood of Detroit, MI, in accordance with Public Act 210 of 2005. **(Taxing Units, Petitioner, Finance Department; Finance Department/Assessments Division, Housing and Revitalization and Planning and Development Departments, City Council's Legislative Policy Division, Detroit Economic Growth Corporation)**
- G. **10:35 A.M. – PUBLIC HEARING – RE:** Ford Motor Company to establish a Renaissance Zone in the Corktown Area, in accordance with Public Act 376 of 1996. **(Related to Petition #544)(Taxing Units, Petitioner, Finance Department-Assessment Division, Planning & Development, Housing & Revitalization and Law Departments, City Council's Legislative Policy Division and Detroit Economic Growth Corporation)**
- H. **10:50 A.M. – PUBLIC HEARING – RE:** Establish a Commercial Rehabilitation District for Epiphany Detroit, in the area of 10103 Kercheval, Detroit, Michigan, in accordance with Public Act 210 of 2005. **(Petition #1820) (Taxing Units, Petitioner, Finance Department-Assessment Division, Planning & Development, Housing & Revitalization and Law Departments, City Council's Legislative Policy Division and Detroit Economic Growth Corporation)**
- I. **11:00 A.M. – PUBLIC HEARING – RE:** Kercheval East, LLC to establish an Obsolete Property Rehabilitation District, in the area of 8646 Kercheval and 1817 Fischer, Detroit, Michigan, in accordance with Public Act 146 of 2000. **(Petition #380) (Taxing Units, Petitioner, Finance Department-Assessment Division, Planning & Development, Housing & Revitalization and Law Departments, City Council's Legislative Policy Division and Detroit Economic Growth Corporation)**
- J. **11:10 A.M. – CONTINUED PUBLIC HEARING – RE:** Lafayette 1626, LLC, request to approve an Obsolete Property Rehabilitation Certificate in the area of 1627 Lafayette Street, Detroit, Michigan, in accordance with Public Act 146 of 2000. **(Petition #103) (Taxing Units, Petitioner, Finance Department-Assessment Division, Planning & Development, Housing & Revitalization and Law Departments, City Council's Legislative Policy Division and Detroit Economic Growth Corporation)**

UNFINISHED BUSINESS

- 1. Status of **Council President Pro Tem Mary Sheffield** submitting report relative to Request for Legislative Policy Division to Draft an Ordinance Requiring the Utilization of Detroit Residents on City Contracts and Publically Funded Construction Projects. **(The City of Detroit is experiencing a robust renaissance. It is of the utmost importance that we ensure that Detroiters play an active role in the renaissance and are able to financially benefit from the city's revitalization. It is critical that Detroit residents are given**

priority for the new jobs that are being created by municipal financing and development programs. It is time for the utilization of Detroit residents on publically-funded construction projects and other city-related contracts to be codified into an ordinance.) (BROUGHT BACK AS DIRECTED ON 9-27-18)

2. Status of **Council Member Scott Benson** submitting memorandum relative to Workforce Housing Opinion. **(BROUGHT BACK AS DIRECTED ON 10-4-18)**
3. Status of **Council Member Gabe Leland** submitting memorandum relative to Detroit 0% Interest Home Repair Loan Program. **(BROUGHT BACK AS DIRECTED ON 10-4-18)**

NEW BUSINESS

CITY PLANNING COMMISSION

4. Submitting reso. autho. Request of Mona Rose-Gardner to amend Article XVII, District Map 4, of the 1984 Detroit City Code, Chapter 61, Zoning to modify the provisions of the existing PD-H (Planned Development District-Historic) zoning classification established by Ordinance 25-96 at the property commonly known as 2458 Brush Street and also 419 and 429 E. Fischer Fwy. to allow for a standard restaurant as defined in Sec. 61-16-41 of the Detroit Zoning Ordinance, including the sale and consumption of alcoholic beverages on the premises **(RECOMMEND APPROVAL W/CONDITIONS). (The Proposed use is subject to a PD modification because it is currently not allowed on the subject parcel under the Brush Park Third Modified development plan which are the provisions that currently govern this site. The modification to allow for this use, would mend the current PD to allow for the requested land use on the subject properties.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-11-18)**

HOUSING AND REVITALIZATION DEPARTMENT

5. Submitting reso. autho. Reprogramming Amendments to the Community Development Block Grant (õCDBGõ) Annual Action Plans for Multiple Fiscal Years. Request for Authorization to Amend 2018-19 Budget Appropriation Nos. 20559 and 20560. **(The Housing and Revitalization Department (“HRD”) hereby requests to amend the CDBG Annual Action Plans for the fiscal years noted. The funds targeted for reprogramming consist of unused funds, balances from programs that no longer exist or are funds unlikely to be used by the end of the Fiscal Year.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-11-18)**

LEGISLATIVE POLICY DIVISION

6. Submitting report relative to Community Benefits Ordinance process analysis for the Ford Motor Company Michigan Central Station/Corktown Development Project. **(Ford Motor Company has submitted their commitments in regards to the Michigan Central Station CBO process, which are being incorporated into a development agreement between the developer and the administration. This report has been submitted in an effort to aid**

Your Honorable Body in your deliberations ahead of he Thursday, October 11, 2018 Planning and Economic Development Standing Committee, at which time, Your Honorable Body will be considering the request of Ford Motor Company in regards to the establishment of a PA 210 Tax Abatement District, PA 146 OPRA Tax Abatement District, NEZ Rehabilitation Tax Abatement District and Renaissance Zone Tax Abatement District respectively.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-11-18)

7. Submitting report relative to Real Property at 12412, 12418, 12420, 12430 and 12436 Van Dyke, Detroit, MI 48234 and if any Medical Marihuana uses under the MMFLA would be permissible. **(This report is in response to an inquiry made by Council Member Scott Benson at the Planning and Economic Development Standing Committee meeting of Thursday, October 4, 2018 in regarding to the above referenced properties, which are subject to a pending purchase agreement between the City of Detroit and Mr. Ryan Riddle.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-11-18)**

PLANNING AND DEVELOPMENT DEPARTMENT

8. Submitting reso. autho. Exercise of Purchase Option Mistersky Tank Farm a/k/a (part of) 5425 W. Jefferson. **(On April 5, 2007, your Honorable Body approves the sale of the storage tank site adjacent to the Mistersky Power Plant, (part of) 5425 W. Jefferson, to Waterfront Terminal Holdings LLC, a Michigan Limited Liability Company, for the amount of \$1,900,000.00. The property contained approximately 9.2 acres and is zoned M4 (Intensive Industrial District). (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-11-18)**
9. Submitting reso. autho. Community Benefits Provisions for Tier 1 Development Projects Corktown Area Projects ó Ford Motor Company. **(Ford Motor Company (“Ford”), a 115-year old global company company based in Dearborn, Michigan, is undertaking the redevelopment of the former Michigan Central Station building and former DPS Book Depository buildings, as well as construction of a new building at the site of the former Lincoln Brass Factory (collectively the “Project”) in the City of Detroit’s Corktown area generally bounded by 1-75 to the north, Neward to the south, Trumbell to the east and 20th Street to the west.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-11-18)**

MISCELLANEOUS

10. **Council Member Janee Ayers** submitting memorandum relative to Proposed Amendment to the Community Benefits Ordinance. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-11-18)**
11. **Council Member Scott Benson** submitting memorandum relative to Legal Opinion on CBO (Community Benefits Ordinance) Ordinance Amendments. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-11-18)**

12. **Council President ProTem Mary Sheffield** submitting memorandum relative to Affordable Housing Online Database. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-11-18)**
13. **Council President Pro Tem Mary Sheffield** submitting memorandum relative to Request for LPD to Provide a Definition of the Term Construction as it Relates to Executive Order 2016-1. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-11-18)**